



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

ATTACHMENT C

Page 1

of 25

File Number: 2004-0169
No. 05-32

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

This form is provided as a notification of intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

PROJECT TITLE:

Zoning Land For Service Uses Study Issue

PROJECT DESCRIPTION AND LOCATION (APN):

City of Sunnyvale Study Issue – Zoning Land for Service Uses. This study will consider whether the Zoning Ordinance (Title 19) allows for sufficient opportunity for service uses in the City. Amendments to Title 19 (Zoning) may be adopted as part of the study. The project area is City-wide.

WHERE TO VIEW THIS DOCUMENT:

The **Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Negative Declaration** may be protested in writing by any person prior to **5:00 p.m. on October 4, 2005**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

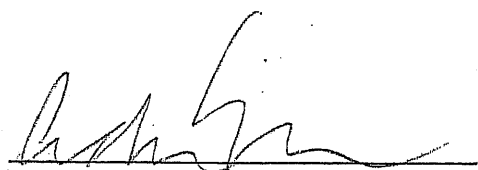
A public hearing on the project is scheduled for:

Monday, October 17, 2005 at 7:00 p.m. by the Planning Commission in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On September 14, 2005

Signed: 

Andrew Miner, Principal Planner

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PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

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File Number: 2004-0863
No. 05-32

DRAFT NEGATIVE DECLARATION

This **Negative Declaration** has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

PROJECT TITLE:

Zoning Land For Service Uses Study Issue

PROJECT DESCRIPTION AND LOCATION (APN):

City of Sunnyvale Study Issue – Zoning Land for Service Uses. This study will consider whether the Zoning Ordinance (Title 19) allows for sufficient opportunity for service uses in the City. Amendments to Title 19 (Zoning) may be adopted as part of the study. This project is located city-wide.

FINDINGS:

The Director of Community Development of the City of Sunnyvale, California, hereby determines that an environmental impact report is not required. There are sufficient environmental controls incorporated into the zoning regulations to ensure no significant detrimental effect.

The above determination is based upon the initial study conducted in this matter, information provided by the applicant in an "Application for Environmental Finding" that the above determination is based on the fact that the use is in keeping with not in conflict with the adopted General Plan, The Zoning Ordinance and the Subdivision Ordinance.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, October 4, 2005**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a Negative Declaration will be considered by the adopting authority, whose action on the protest may be appealed.

Circulated On. September 14, 2005

Signed: 

Andrew Miner, Principal Planner

Adopted On _____

Verified: _____

Andrew Miner, Principal Planner

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California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE/LOCATION (INCLUDE COUNTY):

Zoning Land For Service Uses Study Issue/City-wide

PROJECT DESCRIPTION:


City of Sunnyvale Study Issue – Zoning Land for Service Uses. This study will consider whether the Zoning Ordinance (Title 19) allows for sufficient opportunity for service uses in the City. Amendments to Title 19 (Zoning) may be adopted as part of the study.

FINDINGS OF EXEMPTION:

1. This project is in an urban setting.
2. There is no alteration of land or effect on fish or wildlife.

CERTIFICATION:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Andrew Miner

Title: Principal Planner, Community Development
Lead Agency: City of Sunnyvale
Date: September 13, 2005

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INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

Appendix B, CEQA Guidelines

City of Sunnyvale, Department of Community Development, Planning Division

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City of Sunnyvale

Department of Community Development

Planning Division

P.O.Box 3707

Sunnyvale, CA 94088-3707

Project #: 2004-169

Project Address: Citywide

Applicant: City of Sunnyvale

1. Project Title: Zoning Land for Service Uses
2. Lead Agency Name and Address: City of Sunnyvale, Community Development Department,
Planning Division.
3. Contact Person and Phone Number: Elena Lee, (408) 730-7637
4. Project Location: Citywide
5. Project Sponsor's Name and Address: City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94088
6. General Plan Designation: Citywide
7. Zoning: Citywide
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. (Attach additional sheets if necessary))

The proposed project is for the City to complete a study which may result in an ordinance amendment to the City of Sunnyvale Municipal Code, Title 19. The proposed study issue will review whether the Zoning Ordinance provides sufficient opportunity. The project does not propose any physical changes or construction to the environment.

9. Surrounding Land Uses and Setting: Citywide
(Briefly describe the project's surroundings)
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement). N/A

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Project #: 2004-0169Project Address: City-wideApplicant: City of Sunnyvale**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	

DETERMINATION: (To be completed by the Lead Agency)

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On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

0

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

0

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

0

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

0

Elena Lee
Signature

9/12/05
Date

Elena Lee
Printed Name

City of Sunnyvale
For (Lead Agency)

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

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Project #: 2004-0169Project Address: City-wideApplicant: City of Sunnyvale

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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I. AESTHETICS. Would the project:

- | | | | | | | |
|----|--|---|---|---|---|-----------------------|
| a. | Have a substantial adverse effect on a scenic vista? | 0 | 0 | 0 | X | <u>2.17</u> |
| b. | Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | 0 | 0 | X | 0 | <u>see discussion</u> |
| c. | Substantially degrade the existing visual character or quality of the site and its surroundings? | 0 | 0 | 0 | X | <u>see discussion</u> |
| d. | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | 0 | 0 | X | 0 | <u>see discussion</u> |

II. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | | | |
|----|--|---|---|---|---|--------------------------|
| a. | Conflict with or obstruct implementation of the applicable air quality plan? | 0 | 0 | 0 | X | <u>3. see discussion</u> |
| b. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation. | 0 | 0 | X | 0 | <u>3. see discussion</u> |
| c. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | 0 | 0 | X | 0 | <u>3. see discussion</u> |
| d. | Expose sensitive receptors to substantial pollutant concentrations? | 0 | 0 | 0 | X | <u>3</u> |
| e. | Create objectionable odors affecting a substantial number of people? | 0 | 0 | 0 | X | <u>3</u> |

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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III. BIOLOGICAL RESOURCES:

- | | | | | | |
|---|---|---|---|---|----------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | 0 | 0 | 0 | X | <u>111. see discussion</u> |
| b. Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service? | 0 | 0 | X | 0 | <u>111. see discussion</u> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | 0 | 0 | 0 | X | <u>111. see discussion</u> |
| d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | 0 | 0 | 0 | X | <u>111. see discussion</u> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | 0 | 0 | 0 | X | <u>41</u> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan? | 0 | 0 | 0 | X | <u>17</u> |

IV. CULTURAL RESOURCES. Would the project:

- | | | | | | |
|---|---|---|---|---|----------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | 0 | 0 | X | 0 | <u>111. see discussion</u> |
| b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5? | 0 | 0 | X | 0 | <u>111. see discussion</u> |

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Project Address: City-wide

Applicant: City of Sunnyvale

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	0	0	X	0	<u>111, see discussion</u>
d. Disturb any human remains, including those interred outside of formal cemeteries?	0	0	X	0	<u>111, see discussion</u>
V. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?	0	0	0	X	<u>111</u>
b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	0	0	0	X	<u>111</u> <u>See discussion</u>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	0	0	0	X	<u>17</u>
VI. MINERAL RESOURCES. Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	0	0	0	X	<u>19</u>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	0	0	0	X	<u>19</u>
VII. NOISE. Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	0	0	0	X	<u>See discussion</u>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	0	0	X	0	<u>16</u>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	0	0	X	0	<u>16</u>

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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- | | | | | | | |
|----|---|---|---|---|---|-----------------------|
| d. | A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | 0 | 0 | X | 0 | <u>See discussion</u> |
| e. | For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | 0 | 0 | 0 | X | <u>16</u> |
| f. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | 0 | 0 | 0 | X | <u>16</u> |

VIII. POPULATION AND HOUSING. Would the project:

- | | | | | | | |
|----|--|---|---|---|---|-------------------------------------|
| a. | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | 0 | 0 | X | 0 | <u>111</u>
<u>See discussion</u> |
| b. | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | 0 | 0 | 0 | X | <u>111</u> |
| c. | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | 0 | 0 | 0 | X | <u>111</u> |

IX. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | | | |
|----|--------------------------------|---|---|---|---|------------|
| a. | Schools? | 0 | 0 | 0 | X | <u>111</u> |
| b. | Other public facilities? Parks | 0 | 0 | 0 | X | <u>111</u> |

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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X. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | | | |
|----|--|---|---|---|---|----------------------------|
| a. | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | 0 | 0 | 0 | X | <u>111</u> |
| b. | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)? | 0 | 0 | X | 0 | <u>111, see discussion</u> |
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | 0 | 0 | 0 | X | <u>111</u> |

XI. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

- | | | | | | | |
|-------|---|---|---|---|---|----------------------------|
| (i) | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | 0 | 0 | X | 0 | <u>UBC, see discussion</u> |
| (ii) | Strong seismic ground shaking? | 0 | 0 | X | 0 | <u>UBC, see discussion</u> |
| (iii) | Seismic-related ground failure, including liquefaction? | 0 | 0 | X | 0 | <u>UBC, see discussion</u> |
| (iv) | Landslides? | 0 | 0 | 0 | X | <u>UBC, see discussion</u> |

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Project #: 2004-0169Project Address: City-wideApplicant: City of Sunnyvale

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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X. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | | | |
|---------------|--|--------------|--------------|--------------|--------------|--|
| a. | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | 0 | 0 | 0 - | X | <u>111</u> |
| b. | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)? | 0 | 0 | X | 0 | <u>111</u>
<u>see</u>
<u>discuss</u>
<u>ion</u> |
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | 0 | 0 | 0 | X | <u>111</u> |
| b) | Result in substantial soil erosion or the loss of topsoil? | 0 | 0 | 0 | X | <u>UBC</u>
<u>see</u>
<u>discuss</u>
<u>ion</u> |
| c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | 0 | 0 | 0 | X | <u>UBC</u>
<u>see</u>
<u>discuss</u>
<u>ion</u> |
| d) | Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property? | 0 | 0 | 0 | X | <u>UBC</u>
<u>see</u>
<u>discuss</u>
<u>ion</u> |
| e) | Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | 0 | 0 | 0 | X | <u>UBC</u>
<u>see</u>
<u>discuss</u>
<u>ion</u> |

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Project #: 2004-0169Project Address: City-wideApplicant: City of Sunnyvale

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	0	0	X	0	20.111, see discussion
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	0	0	X	0	20.111, see discussion
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	0	0	0	X	24.111
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	0	0	X	0	25.111, see discussion
e) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	0	0	X	0	20.111, see discussion
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	0	0	0	X	22
g) Comply with federal, state, and local statutes and regulations related to solid waste?	0	0	0	X	22

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INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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Project #: 2004-0169

Project Address: City-wide

Applicant: City of Sunnyvale

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XIII. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	0	0	X	0	111 see description
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	0	0	X	0	12, 111 see discussion
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	0	0	0	X	111
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	0	0	0	X	111
e) Result in inadequate emergency access?	0	0	0	X	111
f) Result in inadequate parking capacity?	0	0	0	X	111
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	0	0	0	X	12

XIV. HAZARDS AND HAZARDOUS MATERIALS.

a) Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	0	0	0	X	UFC/UB C/SVMC. See Discussion
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	0	0	0	X	UFC/UB C/SVMC
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	0	0	0	X	UFC/UB C/SVMC

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	0	0	0	X	UFC/UB C/SVMC
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	0	0	0	X	UFC/UB C/SVMC
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	0	0	0	X	UFC/UB C/SVMC
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	0	0	0	X	UFC/UB C/SVMC
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	0	0	0	X	UFC/UB C/SVMC
XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a) Fire protection?	0	0	0	X	UFC/U BC/SV MC

XVI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Police protection?

0 0 0 X 13

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XVII. RECREATION

- | | | | | | |
|---|---|---|---|---|-----------------------|
| a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | 0 | 0 | 0 | X | <u>See discussion</u> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | 0 | 0 | 0 | X | <u>See discussion</u> |

XVIII. HYDROLOGY AND WATER QUALITY

- | | | | | | |
|---|---|---|---|---|------------------------------|
| a) Would the project violate any water quality standards or waste discharge requirements? | 0 | 0 | X | 0 | <u>24, 87 See discussion</u> |
| b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | 0 | 0 | 0 | X | <u>25</u> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | 0 | 0 | X | 0 | <u>24, see discussion</u> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site? | 0 | 0 | X | 0 | <u>24, see discussion</u> |
| e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | 0 | 0 | 0 | X | <u>24</u> |
| f) Otherwise substantially degrade water quality? | 0 | 0 | 0 | X | <u>24</u> |
| g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | 0 | 0 | 0 | X | <u>111, see discussion</u> |

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	0	0	X	0	56, see discussion
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	0	0	0	X	56
j) Inundation by seiche, tsunami, or mudflow?	0	0	0	X	24

Completed By: Elena Lee

Date: September 12, 2005

RESPONSE

No Impact & Less than Significant

I Aesthetics (b), (c) and (d) The proposed project is to analyze whether the Zoning Ordinance allows for sufficient opportunities for service uses within the City. The study may result in modifications to the General Plan or Zoning Ordinance. Because the study proposes to continue to allow service uses in already developed commercial and industrial areas and proposes to modify the zoning ordinance to preserve the uses, there will be no new impacts. Any new service use or construction for such uses will be required to conform to all City, State and Federal requirements. New projects will be subject to subsequent discretionary and environmental review. During the design review process any use or structure will be reviewed for visual impacts during day and nighttime view and appropriately reduced or minimized, thus, this can be considered a less than significant impact. All future projects will also require conformance to the City of Sunnyvale's City-Wide Design Guidelines. Implementation of the following General Plan policies will also ensure that no impacts would be caused by this project:

Land Use Goal C1: Preserve and enhance an attractive community, with a positive image and a sense of place, that consists of distinctive neighborhoods, pockets of interest and human-scale development.

Community Design Goal C: Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.

Community Design Policy C.2: Review site plans to insure the design is compatible with the natural and surrounding built environment.

Community Design Policy C.3: Ensure that site design creates places which are well organized, attractive, efficient and safe.

Community Design Policy C.4: Encourage quality architectural design which improves the City's identity, inspires creativity and heightens individual as well as cultural identity.

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Community Design Policy C.5: Ensure that buildings are compatible to their context and designed to be compatible with surrounding properties and special districts.

Land Use and Planning Policy N1.2. Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.

Land Use and Planning Action Statement N1.2.2. Utilize adopted City design guidelines to achieve compatible architecture and scale for renovation and new development in Sunnyvale's neighborhoods.

II Air Quality (a), (b) and (c) The proposed project is to analyze whether the Zoning Ordinance allows for sufficient opportunities for service uses within the City. The study may result in modifications to the Zoning Ordinance. Because the study proposes to allow service uses in already developed commercial and industrial areas and proposes to modify the zoning ordinance to preserve the uses, there will no new impacts. Any new service use or construction for such uses will be required to conform to all City, State and Federal requirements. New projects that result from this modification will be subject to subsequent discretionary and environmental review and will be individually analyzed and mitigated for any impacts. Implementation of the following General Plan policies will also ensure that no impacts would be caused by this project:

Air Quality Policy 3.7A.1: Require all new development to utilize site planning to protect citizens from unnecessary exposure to air pollutants.

Air Quality Policy 3.7B.1: Utilize land use strategies to reduce air quality impact, such as promoting mixed land use developments. Mixed land use developments reduce auto trip generation by promoting pedestrian or bicycle trips.

III Biological (a) through (d) The proposed project is to analyze whether the Zoning Ordinance allows for sufficient opportunities for service uses within the City. The study may result in modifications to the Zoning Ordinance. Because the study proposes to allow service uses in developed commercial and industrial areas and proposes to modify the zoning ordinance to preserve the uses, there will no new impacts. Any new service use or construction for such uses will be required to conform to all City, State and Federal requirements. New projects that result from this modification will be subject to subsequent discretionary and environmental review and will be individually analyzed and mitigated for any impacts. Projects will be required to comply with the City's tree preservation ordinance. Implementation of the following General Plan policies will ensure that no impacts would be caused by this project

Community Design Element Policy C.2: Review site plans to insure the design is compatible with the natural and surrounding built environment.

Community Design Element Action Statement C.2.b: Continue to monitor and develop standards for the preservation of mature trees and landscaping and encourage the preservation of landscaping to be considered early in the site design.

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IV Cultural Resources (a) through (d) The proposed project is to analyze whether the Zoning Ordinance allows for sufficient opportunities for service uses within the City. The study may result in modifications to the Zoning Ordinance. Because the study proposes to allow service uses in developed commercial and industrial areas and proposes to modify the zoning ordinance to preserve the uses, there will no new impacts. Any new service use or construction for such uses will be required to conform to all City, State and Federal requirements. New projects that result from this modification will be subject to subsequent discretionary and environmental review and will be individually analyzed and mitigated for any impacts. Implementation of the following General Plan policies will ensure that no impacts would be caused by this project.

Heritage Preservation Policy 6.3A.2: Where historically or culturally significant, landmarks or districts have been identified whose removal or insensitive alteration would result in a loss to the City, such landmarks or districts should be given official status, in order:

- a. To assure qualified review before change is approved.
- b. To provide for appropriate conditions or waivers to assure the preservation of their significant characteristics while at the same time the intent of other applicable policies and regulations.
- c. To make them eligible for incentives to their preservation which may be available.

Heritage Preservation Action Statement 6.3A.3.a. Enact tree preservation regulations as addition to Sunnyvale Municipal Code.

Heritage Preservation Action Statement 6.3A.3.a 6.3A.4.b. Develop evaluation criteria for the designation of landmarks and the degree of protection which is appropriate.

Heritage Preservation Action Statement 6.3A.3.a 6.3A.4.c. Develop design standards applicable to the varying degrees of protection which may be required to guide both private individuals seeking to preserve their properties and public agencies reviewing such proposals.

V Land Use and Planning (b) The proposed project is to analyze whether the Zoning Ordinance allows for sufficient opportunities for service uses within the City. The study may result in modifications to the Zoning Ordinance. The project is specifically proposed to further the goals, policies and action statements of the General Plan in order to encourage the development of a balanced community. Because the study proposes to allow service uses in developed commercial and industrial areas and proposes to modify the zoning ordinance to preserve the uses, there will no new impacts. Any new service use or construction for such uses will be required to conform to all City, State and Federal requirements. New projects that result from this modification will be subject to subsequent discretionary and environmental review and will be individually analyzed and mitigated for any impacts. The project is supported by the following General Plan policies.

Land Use and Planning Action Statement C4.1.1. Permit a variety of commercial and industrial uses, including: Neighborhood Shopping, General Business, Central Business, Office, Industrial/Research and Development.

Land Use and Planning Action Statement C4.1.2. Encourage businesses that provide a range of job opportunities.

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Land Use and Planning Action Statement C4.1.3. Promote commercial uses that respond to the current and future retail service needs of the community.

Land Use and Planning Policy C4.3. Consider the needs of business as well as residents when making land use and transportation decision.

Land Use and Planning Policy N1.7. Support the location of convenient retail and commercial services (e.g., restaurants and hotels) in industrial areas to support businesses, their customers and their employees.

Land Use and Planning Goal C4. Sustain a strong local economy that contributes fiscal support for desired City services and provides a mix of jobs and commercial opportunities.

VII Noise (a) and (d) The proposed project is to analyze whether the Zoning Ordinance allows for sufficient opportunities for service uses within the City. The study may result in modifications to the Zoning Ordinance. Because the study proposes to allow service uses in developed commercial and industrial areas and proposes to modify the zoning ordinance to preserve the uses, there will no new impacts. Any new service use or construction for such uses will be required to conform to all City, State and Federal requirements. New projects that result from this modification will be subject to subsequent discretionary and environmental review and will be individually analyzed and mitigated for any impacts. Implementation of the following General Plan policies will ensure that no impacts would be caused by this project.

Noise Goal 3.6A: Maintain or achieve a compatible noise environment for all land uses in the community.

Noise Policy 3.6.A.1: Prevent significant noise impacts from new development by applying state noise guidelines and Sunnyvale Municipal Code noise regulations in the evaluation of land use issues and proposals.

X Mandatory Findings of Significance (b) The project could ultimately result in cumulative impacts on water and wastewater capacity. However, because the project proposes service uses in developed commercial and industrial areas where they already exist and because the City completes water and wastewater master plans on a recurring basis to take into account all types of development, this can be considered less than significant.

XI Geology and Soils (a) through (e) The proposed project could result in new buildings throughout the City. However, the new buildings will be reviewed through the building permit process during for conformance with any and all building codes that protect against natural events such as earthquakes. Thus, this is not an impact. Implementation of the following General Plan policies will ensure that there are no new impacts:

Seismic Safety Sub-Element Goal 2.4A.1: Ensure that natural and human-caused hazards are recognized and considered in decisions affecting the community and that land uses reflect acceptable levels of risk based on identified hazards and occupancy.

Seismic Safety Sub-Element Policy 2.4A.1: Evaluate and consider existing and potential hazards in developing land use policies. Make land use decision based on an awareness of the hazards and potential hazards for the specific parcel of land.

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XII Utilities and Service Systems (a), (b), (d) and (e) The proposed project is to analyze whether the Zoning Ordinance allows for sufficient opportunities for service uses within the City. The study may result in modifications to the Zoning Ordinance. Because the study proposes to allow service uses in developed commercial and industrial areas and proposes to modify the zoning ordinance to preserve the uses, there will be no new impacts. Any new service use or construction for such uses will be required to conform to all City, State and Federal requirements. New projects that result from this modification will be subject to subsequent discretionary and environmental review and will be individually analyzed and mitigated for any impacts. Implementation of the following General Plan policies will ensure that there will be no new impacts.

Solid Waste Sub-Element Goal 3.2A: Ensure that all municipal waste generated within the City is collected and transported in a manner that protects public health and safety.

Waste Water Action Statement 3.4A.2b: Implement appropriate pollution prevention activities for targeted pollutants to comply with regulatory requirements.

Waste Water Action Statement 3.4A.3i: Modify new development and re-development permitting procedures to require developers and contractors to implement BMPs before, during and after construction to minimize pollutants discharged in storm water runoff. The report titled "Storm Water Quality Controls for New Developments in Santa Clara Valley and Alameda County: A Guide for Controlling Post-Development Runoff" will be used as a guidance to achieve post-development controls.

Waste Water Goal 3.4B: Maintain storm drain system to prevent flooding.

Waste Water Goal 3.4D: Minimize the quantity of runoff and discharge of pollutants to the maximum extent practicable by integrating surface runoff controls into new development and redevelopment land use decisions.

Waste Water Policy 3.4D.1: Consider the impacts on the water quality of surface runoff as part of land use and development decisions and implement BMPs to minimize the total volume and rate of runoff.

XIII Transportation/Traffic The proposed project is to analyze whether the Zoning Ordinance allows for sufficient opportunities for service uses within the City. The study may result in modifications to the Zoning Ordinance. Because the study proposes to allow service uses in developed commercial and industrial areas and proposes to modify the zoning ordinance to preserve the uses, there will be no new impacts. Any new service use or construction for such uses will be required to conform to all City, State and Federal requirements. New projects that result from this modification will be subject to subsequent discretionary and environmental review and will be individually analyzed and mitigated for any impacts. Implementation of the following General Plan policies will ensure that there will be less than significant impacts due to this project.

Transportation Policy C3.1. Achieve an operating level-of-service (LOS) of "D" or better on the City-wide roadways and intersections, as defined by the functional classification of the street system.

Transportation Policy R1.4. Achieve an operating level-of-service (LOS) "E" or better for all regional roadways and intersections, as defined by the City functional classification of the street system.

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Transportation Action Statement C3.1.3. Require roadway and signal improvements for development projects to minimize decline of existing levels of service.

Transportation Action Statement C3.1.4. Study and implement physical and operational improvements to optimize roadway and intersection capacities.

Transportation Action Statement C3.1.6. Study the use of density, floor area limits, parking management, peak hour allocations, and other techniques to maintain or achieve acceptable levels of service on existing roadways.

Transportation Action Statement C3.1.7. Minimize the total number of vehicle miles traveled by Sunnyvale residents and commuters.

Transportation Action Statement C3.2.1. Allow land uses that can be supported by the planned transportation system.

Transportation Action Statement C3.2.3. Encourage mixed use developments that provide pedestrian scale and transit oriented services and amenities.

Transportation Action Statement C3.2.4. Continue to evaluate transportation impacts from land use proposals at a neighborhood and City-wide level.

Transportation Policy C3.3. Optimize city traffic signal system performance.

Transportation Policy C3.5. Support a variety of transportation modes.

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Transportation Action Statement C3.5.1 Promote alternate modes of travel to the automobile.

Transportation Action Statement C3.5.3. Support land uses that increase the likelihood of travel mode split.

Transportation Action Statement C3.5.4. Maximize the provision of bicycle and pedestrian facilities.

XIV. Hazards and Hazardous Materials.

XVIII. Hydrology and Water Quality (c), (d), (g), and (h) The proposed project is to analyze whether the Zoning Ordinance allows for sufficient opportunities for service uses within the City. The study may result in modifications to the Zoning Ordinance. Because the study proposes to allow service uses in developed commercial and industrial areas and proposes to modify the zoning ordinance to preserve the uses, there will be no new impacts. Any new service use or construction for such uses will be required to conform to all City, State and Federal requirements. New projects that result from this modification will be subject to subsequent discretionary and environmental review and will be individually analyzed and mitigated for any impacts. Implementation of the following General Plan policies will ensure that there will be less than significant impacts due to this project.

The proposed project could also add new building into areas of the City that is within flood hazard areas. However, as part of the planning permit and building permit process, appropriate design measures will be

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incorporated into the project to ensure that there are no flood flow impacts, thus, this is considered a less than significant impact.

Flood Hazard General Plan Goal 3.4C: Ensure that flood hazards are recognized.

Flood Hazard Policy 3.4C.1: Operate and maintain the storm drainage system at a level to minimize damages and ensure public safety.

Flood Hazard Policy 3.4C.2: Prevent flooding to protect life and property.

Flood Hazard Policy 3.4D.2: Consider the ability of a land parcel to detain excess storm water runoff in flood prone areas and require incorporation of appropriate controls.

Flood Hazard Action Statement 3.4D.2a: Land use decisions should also consider the ability of a parcel to detain excess storm water in areas prone to flooding through the use of oversized collection systems and detention facilities.

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ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the initial Study was prepared:

1. **City of Sunnyvale General Plan:**
2. Map
3. Air Quality Sub-Element
4. Community Design Sub-Element
5. Community Participation Sub-Element
6. Cultural Arts Sub-Element
7. Executive Summary
8. Fire Services Sub-Element
9. Fiscal Sub-Element
10. Heritage Preservation Sub-Element
11. Housing & Community Revitalization Sub-Element
12. Land Use & Transportation Sub-Element
13. Law Enforcement Sub-Element
14. Legislative Management Sub-Element
15. Library Sub-Element
16. Noise Sub-Element
17. Open Space Sub-Element
18. Recreation Sub-Element
19. Safety & Seismic Safety Sub-Element
20. Sanitary Sewer System Sub-Element
21. Socio-Economic Sub-Element
22. Solid Waste Management Sub-Element
23. Support Services Sub-Element
24. Surface Run-off Sub-Element
25. Water Resources Sub-Element

26. **City of Sunnyvale Municipal Code:**
27. Chapter 10
28. Zoning Map
29. Chapter 19.42. Operating Standards
30. Chapter 19.28. Downtown Specific Plan District
31. Chapter 19.18. Residential Zoning Districts
32. Chapter 19.20. Commercial Zoning Districts
33. Chapter 19.22. Industrial Zoning Districts
34. Chapter 19.24. Office Zoning Districts
35. Chapter 19.26. Combining Zoning Districts
36. Chapter 19.28. Downtown Specific Plan
37. Chapter 19.46. Off-Street Parking & Loading
38. Chapter 19.56. Solar Access
39. Chapter 19.66. Affordable Housing
40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
41. Chapter 19.94. Tree Preservation
42. Chapter 19.96. Heritage Preservation
- Specific Plans**
43. El Camino Real Precise Plan

44. Lockheed Site Master Use Permit
45. Moffett Field Comprehensive Use Plan
46. 101 & Lawrence Site Specific Plan
47. Southern Pacific Corridor Plan

Environmental Impact Reports

48. Futures Study Environmental Impact Report
49. Lockheed Site Master Use Permit Environmental Impact Report
50. Tasman Corridor LRT Environmental Impact Study (supplemental)
51. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
52. Downtown Development Program Environmental Impact Report
53. Caribbean-Moffett Park Environmental Impact Report
54. Southern Pacific Corridor Plan Environmental Impact Report

E12748**Maps**

55. City of Sunnyvale Aerial Maps
56. Flood Insurance Rate Maps (FEMA)
57. Santa Clara County Assessors Parcel
58. Utility Maps (50 scale)

Lists/Inventories

59. Sunnyvale Cultural Resources Inventory List
60. Heritage Landmark Designation List
61. Santa Clara County Heritage Resource Inventory
62. Hazardous Waste & Substances Sites List (State of California)
63. List of Known Contaminants in Sunnyvale

Legislation/Acts/Bills/Codes

64. Subdivision Map Act
65. Uniform Fire Code, including amendments per SMC adoption
66. National Fire Code (National Fire Protection Association)
67. Title 19 California Administrative Code
68. California Assembly Bill 2185/2187 (Waters Bill)
69. California Assembly Bill 3777 (La Follette Bill)

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Note: All references are the most recent version as of the date the initial Study was prepared:

70. Superfund Amendments & Reauthorization Act (SARA) Title III

Transportation

71. California Department of Transportation Highway Design Manual
72. California Department of Transportation Traffic Manual
73. California Department of Transportation Standard Plan
74. California Department of Transportation Standard Specification
75. Institute of Transportation Engineers - Trip Generation
76. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook
77. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways
78. California Vehicle Code
79. Traffic Engineering Theory & Practice by L. J. Pegnataro
80. Santa Clara County Congestion Management Program and Technical Guidelines
81. Santa Clara County Transportation Agency Short Range Transit Plan
82. Santa Clara County Transportation Plan
83. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
84. Santa Clara County Sub-Regional Deficiency Plan
85. Bicycle Plan and Pedestrian Plan (Fair Oaks Tasman)

Public Works

86. Standard Specifications and Details of the Department of Public Works
87. Storm Drain Master Plan
88. Sanitary Sewer Master Plan
89. Water Master Plan
90. Solid Waste Management Plan of Santa Clara County
91. Geotechnical Investigation Reports

92. Engineering Division Project Files
93. Subdivision and Parcel Map Files
94. Field Inspection
95. Environmental Information Form
96. Annual Summary of Containment Excesses (BAAQMD)
97. Current Air Quality Data
98. Chemical Emergency Preparedness Program (EPA) Interim Document in 1985?)
99. Association of Bay Area Governments (ABAG) Population Projections
100. Bay Area Clean Air Plan
101. City-wide Design Guidelines
102. Industrial Design Guidelines

Building Safety

103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
104. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2)
105. Uniform Plumbing Code, (Including the California Plumbing Code)
106. Uniform Mechanical Code, (Including the California Mechanical Code)
107. National Electrical Code (Including California Electrical Code)
108. Title 16 of the Sunnyvale Municipal Code

Additional References

109. USFWS/CA Dept. F&G Special Status Lists
110. Project Traffic Impact Analysis
111. Project Description
112. Project Development Plans
113. Santa Clara County Airport Land Use Plan
114. Federal Aviation Administration
115. Applicant Site and Architectural Plans
116. Acoustic Analysis January 20, 2005

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